

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE  
CITY COUNCIL AND A REGULAR MEETING OF THE REDEVELOPMENT AGENCY  
OF THE CITY OF CHULA VISTA

April 1, 2003

4:00 p.m.

An Adjourned Regular Meeting of the City Council and a Regular Meeting of the Redevelopment Agency was called to order at 4:30 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES OF February 25 and March 4, 2003.

Staff recommendation: Council/Agency approve the minutes.

2. COUNCIL RESOLUTION NO. 2003-133 AND AGENCY RESOLUTION NO. 1817, JOINT RESOLUTION OF THE REDEVELOPMENT AGENCY AND CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A PROPERTY ACQUISITION STIPULATED SETTLEMENT WITH THE RADOS BROTHERS AS OWNERS OF THE VACANT PROPERTY AT THE SOUTHWEST CORNER OF BAY BOULEVARD AND F STREET IN THE BAYFRONT REDEVELOPMENT PROJECT AREA AND APPROPRIATING \$517,600 FROM THE MERGED PROJECT AREA FUND AS A LOAN REPAYMENT TO THE BAYFRONT/TOWN CENTRE I FUND AND APPROPRIATING THESE FUNDS IN THE BAYFRONT/TOWN CENTRE I FUND FOR THE SETTLEMENT PAYMENT (4/5THS VOTE REQUIRED)

In December 1999, the City, the Redevelopment Agency, the San Diego Unified Port District, and Goodrich entered into an agreement that facilitated the consolidation of the Goodrich manufacturing and administrative office complex to the north of H Street, allowing their property south of H to become available for a higher and better use development adjacent to the Chula Vista Marina. The agreement included an obligation of the City/Agency to pursue acquisition and subsequent transfer of the privately owned, 3.02-acre, vacant property at the southwest corner of Bay Boulevard and Lagoon Drive (F Street) to Goodrich for inclusion in its new corporate campus north of H Street. The proposed resolution approves the final property acquisition settlement payment of \$517,600 to the Rados Brothers as the current property owner. (Community Development Director)

Staff recommendation: Agency/Council adopt the resolution.

## CONSENT CALENDAR (Continued)

ACTION: Mayor Padilla offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

## ORAL COMMUNICATIONS

There were none.

## ACTION ITEMS

3. COUNCIL RESOLUTION NO. 2003-134 AND AGENCY RESOLUTION NO. 1818, JOINT RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING (1) A POLANCO ACT AGREEMENT BETWEEN THE AGENCY AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD REGARDING A REMEDIAL ACTION PLAN FOR THE "OMAR RENDERING SITE" ON MAIN STREET IN CHULA VISTA; AND (2) A RISK ALLOCATION AGREEMENT BETWEEN THE AGENCY, THE CITY, THE PROPERTY OWNER AND THE DEVELOPER IN CONNECTION WITH SAME

The Polanco Redevelopment Act (HSC Section 33459 et. seq.) provides the Redevelopment Agency unique tools to allow redevelopment of brownfield sites. Brownfield sites, defined as those either perceived to have or having actual environmental contamination, are among the most challenging to redevelop. Staff recommends use of this authority on the former Omar Rendering site (LandBank site) so that redevelopment can occur for auto park purposes. (Community Development Director)

Senior Community Development Specialist Beard explained the benefits of Polanco Act provisions and the history of the site, which has water contamination. The risk allocation agreement between the City, Redevelopment Agency, land owner and developer requires that adequate financing be available to clean up the site.

ACTION: Agency/Councilmember McCann offered Council Resolution No 2003-134 and Agency Resolution No. 1815, headings read, texts waived. The motion carried 5-0.

## OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

OTHER BUSINESS (Continued)

6. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 4:48 p.m., Chair/Mayor Padilla adjourned the Redevelopment Agency to its Regular Meeting on April 8, 2003, at 6:00 p.m., immediately following the City Council Meeting.

Susan Bigelow, CMC, City Clerk